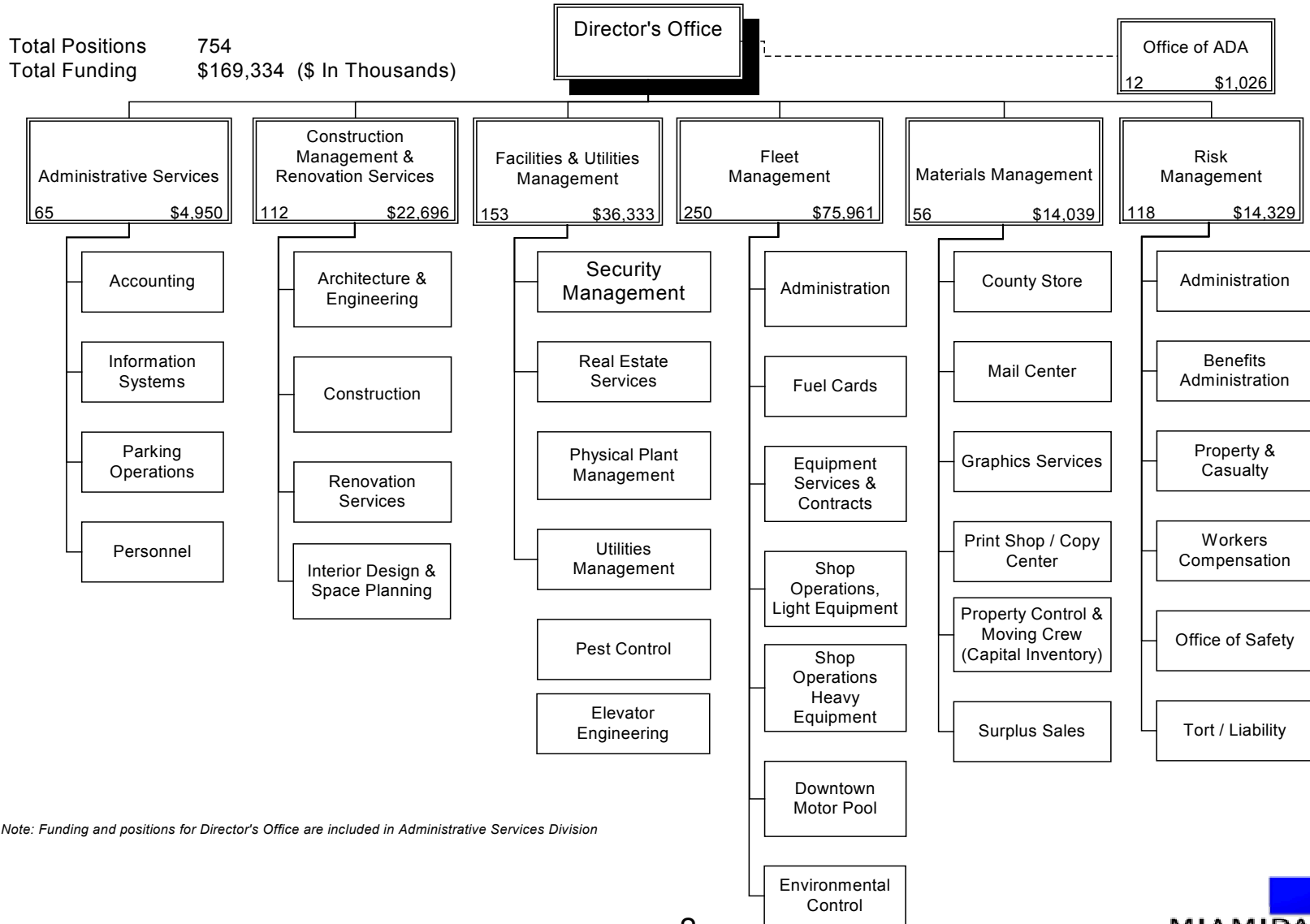


# General Services Administration Comprehensive Review Update

Office of Strategic Business Management  
Performance Improvement Division  
January 30, 2004

# GSA Table of Organization

## FY 2003-2004 Budget Data



# Project Summary

- Current Areas of Study
  - Rent Analysis for Building Operation and Maintenance
  - Overall GSA Funding Model
  - GSA Structure and Placement of Functions
  - Construction Management and Renovation Services
    - Interviews, Best Practices, Fee Analysis, Process Reviews

# Project Summary

- Upcoming Areas of Study
  - Fleet Management and Market Comparative of Charges
  - Facilities and Utilities Management Division
    - Interviews, Best Practices, Process Reviews
  - Other GSA Divisions
    - Materials Management
    - Risk Management
    - Administrative Services

# Miami-Dade County Rent Model

## GSA Managed Facilities

- Rent Model Approach
  1. Use BOMA Data to Establish Appropriate Operations and Maintenance Budget
  2. Using Private Consultants, Establish Market Rents for Proprietary Departments
  3. Determine Level of Required General Fund Support
  4. Consider Adopting “Full Service” Rent Model
    - Including in Base Rent Higher Level of Maintenance and Repair Service
    - Protect Against Over-Utilization

# GSA Managed Buildings

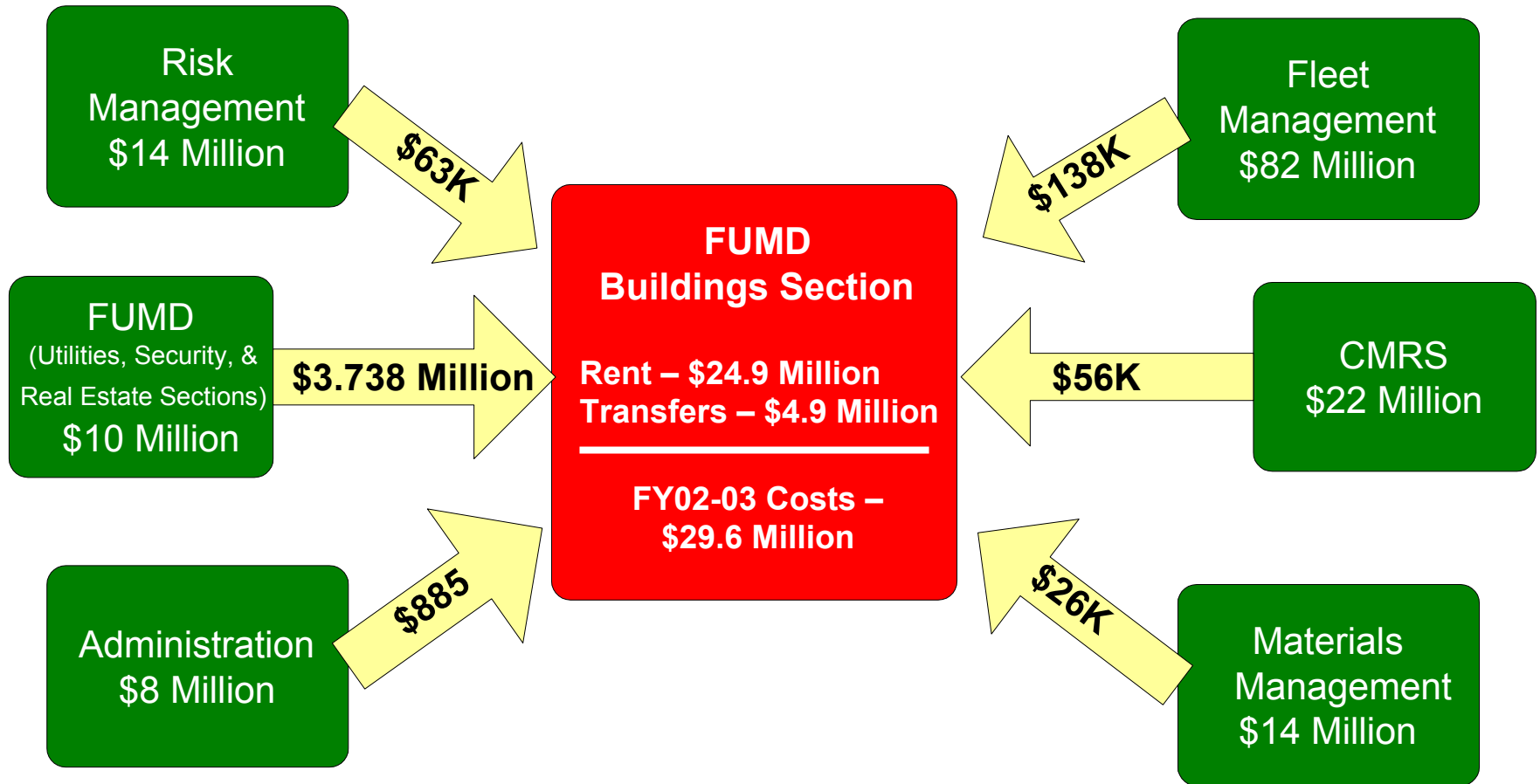
- GSA Manages 30 Buildings
  - 2.7 Million Rentable Square Feet (3.8 Million Square Feet Total)
  - Capital Asset Value of More Than \$300 Million
  - Proprietary Departments Rent 700,000 Square Feet (25%)
  
- Building Types
  - Usage – Mostly Office and Retail, With High Number of Daily Visitors
    - 11,000 Occupants and 30,000 Daily Visitors
  - Location – Suburban, Urban, Downtown
  - Age – Some Are More Than 50 Years Old
  - Class B Properties

# Available Funding Sources

## GSA Building Operation and Maintenance

- FY 02-03 Rent : \$24.9 Million
    - Proprietary Departments – \$7.7 Million
    - General Fund Departments - \$17.2 Million
      - GF Support Includes Work Order Reserve Of \$3.5 Million
  - FY 02-03 Internal Transfers - \$4.9 Million
- 
- FY 02-03 Cost Of Building O & M – \$29.6 Million

# FY 02-03 Internal Support Transfers for Building Operation and Maintenance





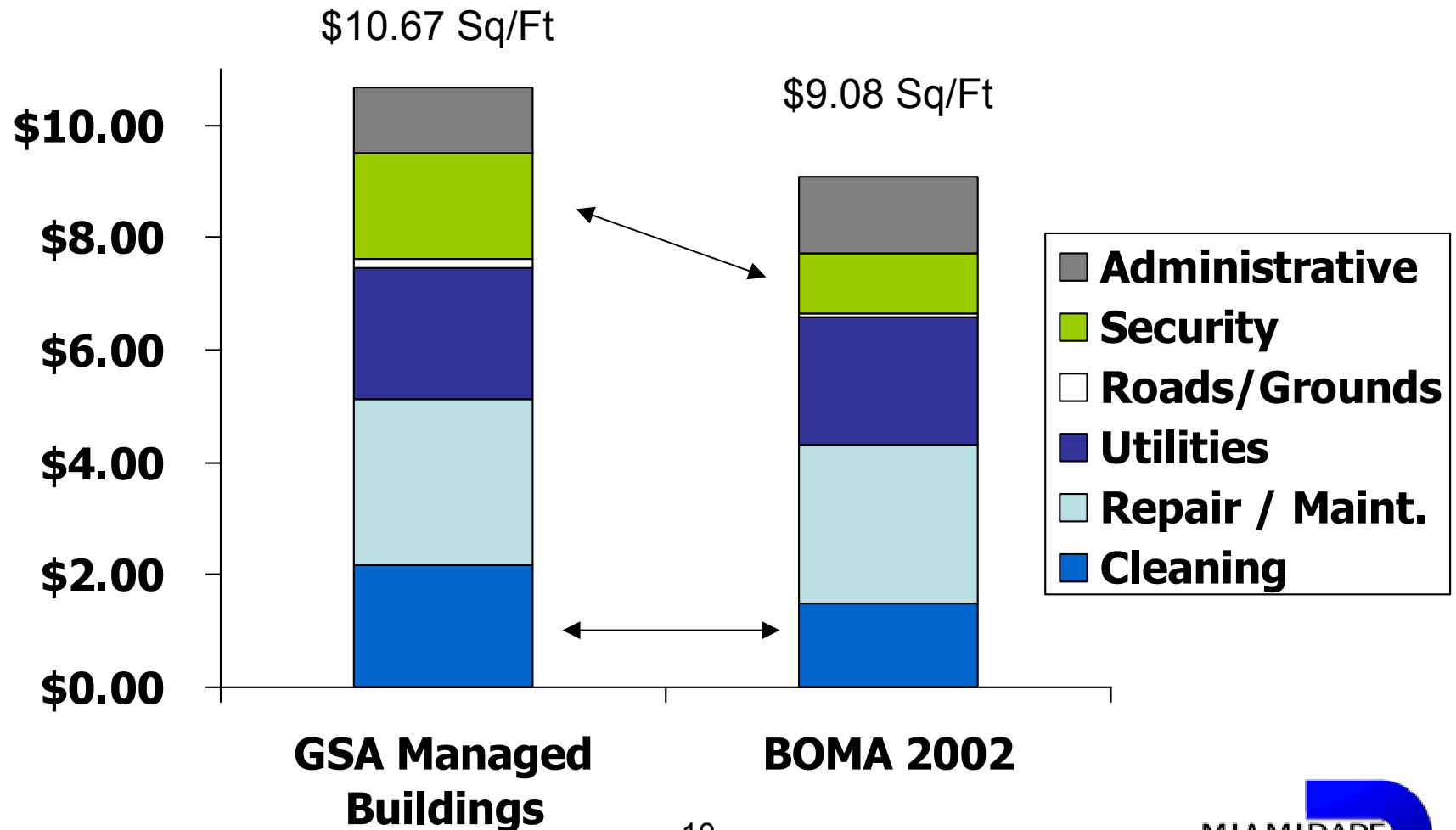
# FUMD's Expenses Compared to Private Sector

- Building Owners & Manager's Association (BOMA)

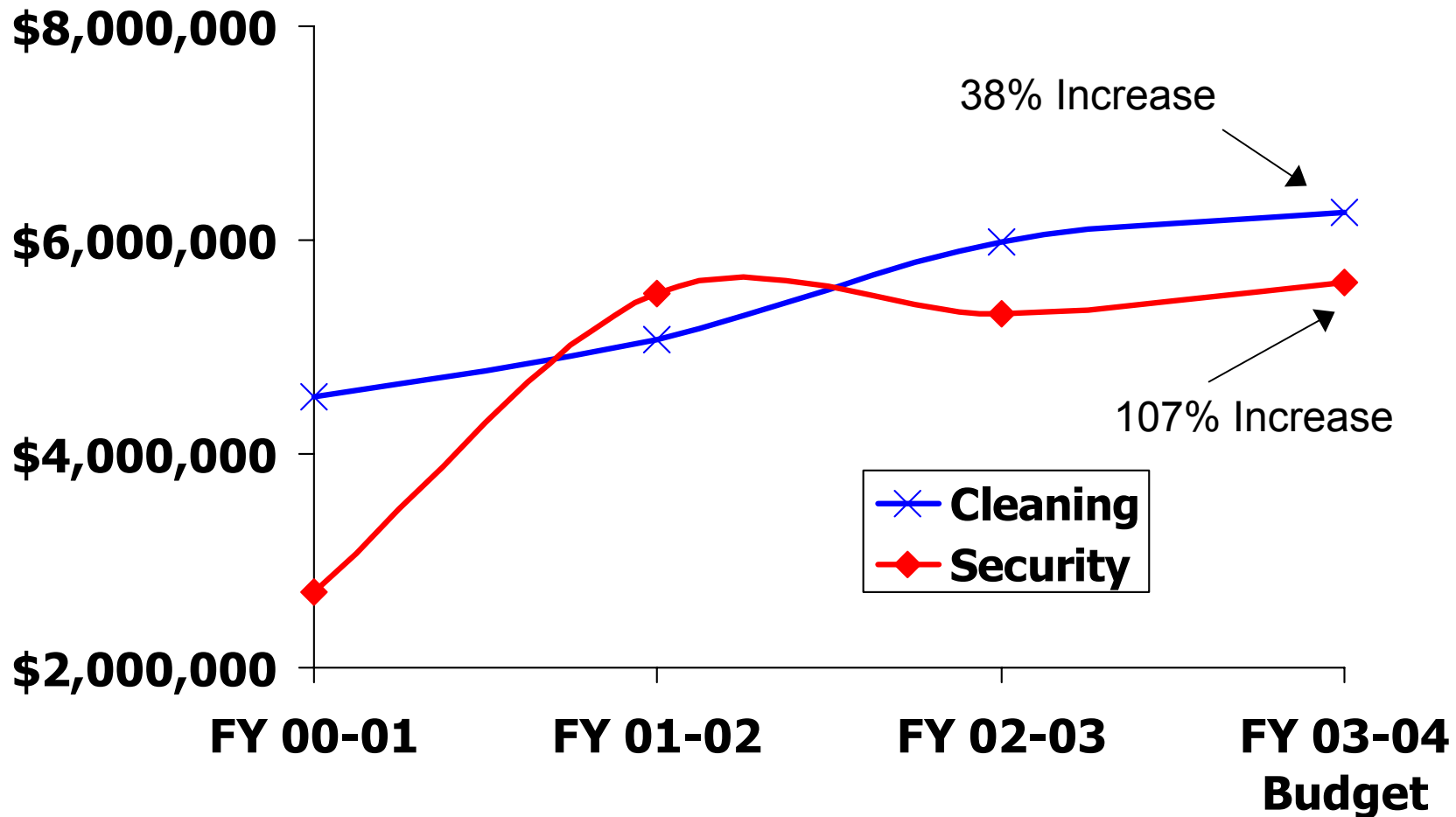
BOMA Category	GSA Buildings FY 02-03 Actual	GSA Buildings \$ / Square Foot	2002 BOMA Estimate
Cleaning	\$5,988,412	<b>\$2.16</b>	\$1.48
Repair / Maint.	\$8,246,856	<b>\$2.97</b>	\$2.85*
Utilities	\$6,482,444	<b>\$2.34</b>	\$2.25
Roads/Grounds	\$386,960	<b>\$0.14</b>	\$0.08
Security	\$5,307,527	<b>\$1.91</b>	\$1.05
Administrative	\$3,176,670	<b>\$1.15</b>	\$1.37
Total	\$29,588,868	<b>\$10.67</b>	\$9.08

Note: BOMA Repair/Maintenance estimate revised upward to account for capital work that GSA must expense fully, but can be depreciated over time in private sector. Comparative data is still being refined.

# FUMD's Expenses Compared to Private Sector



# Largest Cost Increases Since FY 00-01



# Next Steps

- Refine BOMA and Proprietary Rent Amounts
- Examine “Full Service” Rent Option
- Work With OSBM Director to Establish General Fund Support Level
- Create Overall Funding GSA Funding Model to Include Adjustments to Service Fees